

January 18, 2024

24-081

INCREASE CONTRACT AMOUNT FOR CM/GC SERVICES  
FOR THE SYLVANIA CAMPUS HEALTH TECHNOLOGIES  
BUILDING EAST PROJECT WITH LEASE CRUTCHER  
LEWIS

PREPARED BY: John MacLean, Finance & Procurement Manager, Planning & Capital Construction

FINANCIAL RESPONSIBILITY: Rebecca Ocken, Director, Planning & Capital Construction

APPROVED BY: Eric Blumenthal, Executive Vice President, Administration and Finance  
Dr. Adrien L. Bennings, President

STRATEGIC THEME: Delivery: Redefine time, place, and systems of educational delivery to create a more learner-centric ecosystem; Enterprise: Cultivate a long-term sustainable college enterprise

REPORT: The 2017 Bond Program included funding for the renovation of the Sylvania Campus Health Technologies Building. The project includes renovation of other campus buildings to accommodate programs moving from the HT Building, landscape improvements, and updated wayfinding signs at the Sylvania Campus.

On September 20, 2018, through Board Resolution BA19- 008, the Board of Directors authorized the College to enter into an agreement with Lease Crutcher Lewis (LCL) to provide Construction Manager/General Contractor (CM/GC) services for the project.

On March 17, 2022, through Board Resolution BA22-0094, the Board of Directors authorized the College to enter into a Guaranteed Maximum Price (GMP) agreement with LCL for up to \$59,932,220 including contingency.

On May 18, 2023, through Board Resolution BA23-149, the Board of Directors authorized the College to increase the GMP to up to \$62,677,220 to cover increased scope.

The project is now substantially complete and the building is in use. However, a number of further deferred maintenance items

remain to be addressed, primarily related to the elevators. It had been planned to retain the original elevators but it is now clear they need to be replaced. There is also some work needed to return swing space to a base usable condition for future occupants. LCL has provided an estimate of \$850,000, including a 10% contingency, for this work. PCC staff have reviewed and recommend acceptance.

**RECOMMENDATION** That the Board of Directors authorize PCC to execute an amendment to the existing contract with Lease Crutcher Lewis (LCL) for the Sylvania Campus HT Building renovation for up to \$850,000 which includes a 10% contingency. The new contract value will be a maximum of \$63,527,220. Funding will be from the 2017 Bond.